

Portolio



88A THE LOAN

Loanhead, Midlothian EH20 9AQ

Fixed Price £114,995

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A fantastic opportunity to acquire a tenanted buy-to-let investment property in the popular Midlothian town of Loanhead. Situated on the ground floor of a traditional stone-built property dating back to circa 1884, the flat extends to approximately 52 sq m. The well-proportioned accommodation comprises an entrance hall, living room, kitchen, double bedroom, and bathroom with WC. The property benefits from having gas-fired central heating system, uPVC double glazed windows, and being fully compliant for the rental market.

The property is being sold with the tenants in situ as a buy-to-let investment property. The property is fully compliant, and the tenant has been resident since September 2023, providing rental income on day 1 of purchase. The current tenancy generates an annual rental income of £9,600, which represents an immediate yield of 8.7%. The property is sold as seen, and the sale price includes all the inventory items. The Home Report value is £115K.

Loanhead is a thriving commuter town just south of Edinburgh, well connected by excellent transport links and benefitting from strong local amenities, schools, and retail parks. Rental demand in the area remains steady, with tenants attracted by affordability and convenience. This property offers investors a ready-made opportunity with secure income from day one.

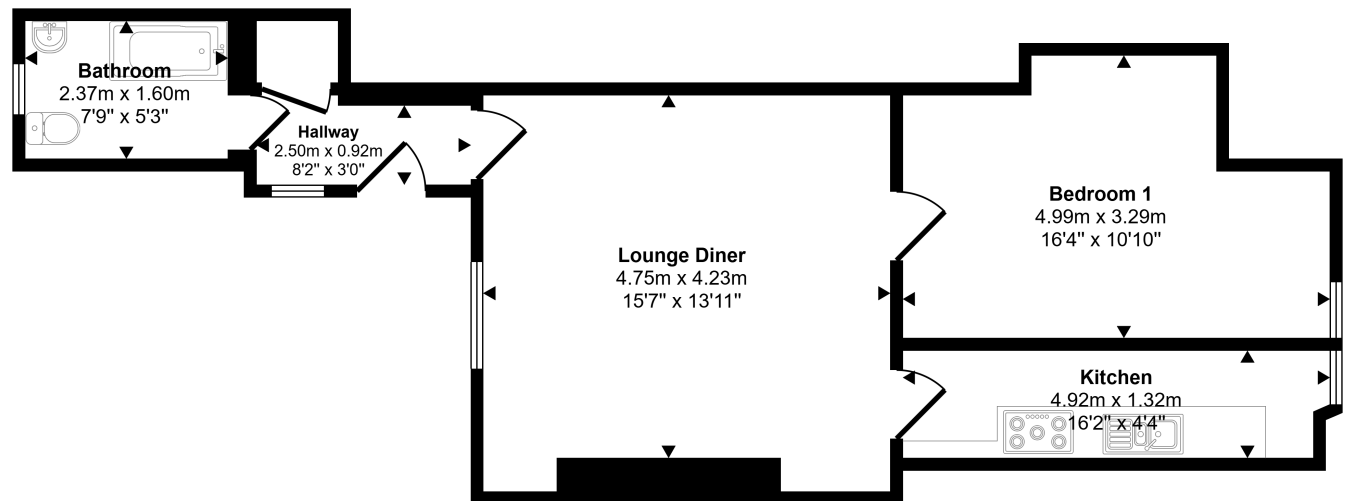
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FEATURES

- Buy-to-let Investment
- Tenanted & Fully Compliant
- 1 Bedroom
- Home Report £115K
- Current Rental £800pm
- Current Yield 8.7%
- 52 sq m
- EPC Rating C
- Part Furnished Let

Approx Gross Internal Area
52 sq m / 556 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.